

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS

This instrument was prepared by:  
Kendall W. Maddox  
KENDALL MADDOX & ASSOCIATES, LLC  
2550 Acton Road, Suite 210  
Birmingham, Alabama 35243

Send Tax Notice To:  
William D. Phillips  
W217N5374 Taylors Woods Drive  
Menomonee Falls, WI 53051

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS:**

That consideration of ZERO DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

**WILLIAM D. PHILLIPS, PERSONAL REPRESENTATIVE OF THE ESTATE OF GENE W. PHILLIPS FILED IN THE PROBATE COURT OF SHELBY COUNTY ALABAMA, CASE NUMBER: PR-2016-000826**

(herein referred to as Grantor, whether one or more), grants, bargains, sells and conveys unto

**WILLIAM D. PHILLIPS**

(herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

**Unit 303, according to the Survey of Allen Drive Condominiums, as recorded in Map Book 37, Page 55, in the Probate Office of Shelby County, Alabama. Subject to taxes, restrictions, rights-of-way, exceptions, conditions and easements of record.**

**TO HAVE AND TO HOLD** to the said grantee, his, her or their successors and assigns forever.

Nov **IN WITNESS WHEREOF**, I have hereunto set my hand and seal, this 2 day of Nov, 2017.

ESTATE OF GENE W. PHILLIPS  
BY:



William D. Phillips, Personal Representative

STATE OF ALABAMA )  
JEFFERSON COUNTY )


**ACKNOWLEDGEMENT IN REPRESENTATIVE CAPACITY:**

I, Jennifer Q Griffin, a Notary Public in and for said County, in said State, hereby certify that William D. Phillips whose name as Personal Representative of the Estate of Gene W. Phillips is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, he in his capacity as such Personal Representative, executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 2<sup>nd</sup> day of Nov, 2017.

  
Notary Public

My Commission Expires: 9/25/2018

  
20171201000431120 1/2 \$19.00  
Shelby Cnty Judge of Probate: AL  
12/01/2017 01:30:10 PM FILED/CERT



# REAL ESTATE SALES VALIDATION FORMS

**THIS DOCUMENT MUST BE FILED IN ACCORDANCE WITH CODE OF ALABAMA 1975, SECTION 40-22-1**

GRANTOR NAME(S): Estate of Gene W. Phillips  
MAILING ADDRESS: W217N5374 Taylors Woods Drive  
Menomonee Falls, WI 53051  
PROPERTY ADDRESS: 185 Allen Drive Apt 303  
Alabaster, AL 35007

GRANTEE NAME(S): William D. Phillips  
MAILING ADDRESS: W217N5374 Taylors Woods Drive  
Menomonee Falls, WI 53051

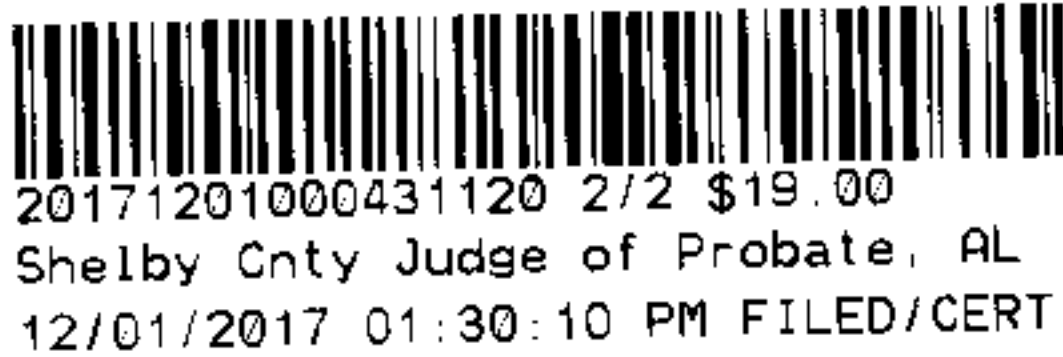
DATE OF SALE: Nov 2, 2017  
TOTAL PURCHASE PRICE: \$                     

OR

ACTUAL VALUE: \$                     

OR

ASSESSOR'S MARKET VALUE \$ TERMS OF WILL



The purchase price or actual value claimed on this form can be verified in the following documentary evidence:  
(Check One) (Recordation of documentary evidence is not required.)

- ☐ Bill of Sale  
☐ Sales Contract  
☐ Closing Statement

- ☐ Appraisal  
☒ Other according to the terms of the will

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

## INSTRUCTIONS

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a license appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to *Code of Alabama 1975 § 40-22-1 (h)*.

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in *Code of Alabama 1975 § 40-22-1 (h)*.

Date: Nov 2, 2017

Print: William D. Phillips Personal Representative

                     Unattested                       
(verified by)

Sign:   
(Grantor/Grantee/Owner/Agent)